076.0	0002	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,800 / 714,800
					USE VALUE:	714,800 / 714,800
					ASSESSED:	714,800 / 714,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		ADAMIAN PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECK MICHAEL/ETAL
Owner 2:	PATWARI SANAT PURVI
Owner 3:	
Street 1:	6 ADAMIAN PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAVIS HELEN K -
Owner 2:	-
Street 1:	6 ADAMIAN PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .254 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Brick Veneer Exterior and 1349 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11068.000	187,500	900	526,400	714,800
Total Card	0.254	187,500	900	526,400	714,800
Total Parcel	0.254	187,500	900	526,400	714,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.95 | /Parcel: 529.95

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 47906

GIS Ref

GIS Ref

Insp Date 06/19/09

!6315!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	187,500	900	11,068.	526,400	714,800		Year end	12/23/2021
2021	101	FV	181,600	900	11,068.	526,400	708,900		Year End Roll	12/10/2020
2020	101	FV	181,600	900	11,068.	526,400	708,900	708,900	Year End Roll	12/18/2019
2019	101	FV	162,400	1000	11,068.	526,400	689,800	689,800	Year End Roll	1/3/2019
2018	101	FV	162,400	1000	11,068.	451,200	614,600	614,600	Year End Roll	12/20/2017
2017	101	FV	162,400	1000	11,068.	421,100	584,500	584,500	Year End Roll	1/3/2017
2016	101	FV	162,400	1000	11,068.	361,000	524,400	524,400	Year End	1/4/2016
2015	101	FV	161,700	1000	11,068.	323,400	486,100	486,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:41:49

LAST REV

Date	Time
08/05/21	18:38:07
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6315

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS HELEN K	33026-142		6/7/2001		350,000	No	No		
	13284-250		9/1/1977		42,000	No	No		Y

USER DEFINED

Prior Id # 1:	47906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2021	596	New Buil	514,500	O				
11/14/2003	984	Manual	15,000					repair damage by t
6/11/2001	382	Alterati	1,000	C				COMBINE 2 BDRMS TO

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2009	Measured	189	PATRIOT
9/9/2001	MLS	MM	Mary M
12/9/1999	Inspected	264	PATRIOT
12/2/1999	Missed Appt.	264	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11068		Sq. Ft.	Site		0	70.	0.68	4									526,426						526,400	

Total AC/HA:	0.25409	Total SF/SM:	11068	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	526,426	Spl Credit		Total:	526,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.02989697
Adj $ / SQ:	139.036
Other Features:	99900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271785
Depreciation:	84253
Depreciated Total:	187531

COMMENTS

SCUTTLE HOLE/ OF=TOILET & SHOWER STALL IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

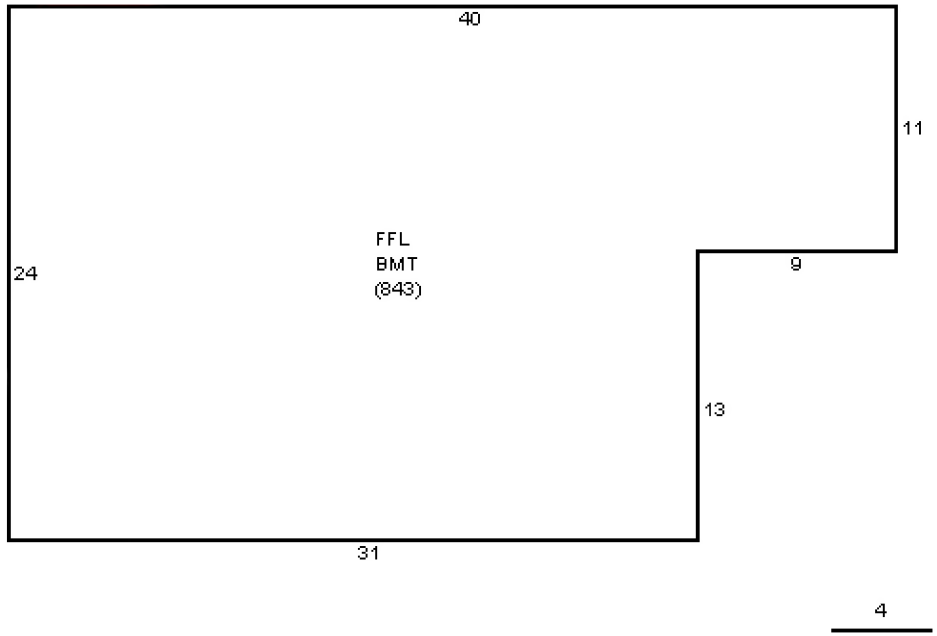
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.04
Special Features:	0	Val/Su Net:	111.21
Final Total:	187500	Val/Su SzAd	222.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	843	64.860	54,677
FFL	First Floor	843	139.040	117,207

Net Sketched Area:	1,686	Total:	171,884
Size Ad	843	Gross Area	1686	FinArea	1349
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X17	A	AV	2006	0.00	T	10.4	101						
19	Patio	D	Y	1	20X15	A	AV	2006	3.50	T	10.4	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900